





## Investment Highlights

- Absolute NNN Lease with Rental Escalations
- Corporately Guaranteed Lease—Olive Garden is a subsidiary of Darden Restaurants, “BBB” S&P Rating
- Olive Garden is the Largest Italian restaurant chain with over 875 locations
- Strong Demographics with 159,836+ population in a 5 mile radius, and a \$129,455 Average Household Income in a 3 mile radius
- Dense Retail Corridor, nearby tenants include Home Depot, Target, Walgreens, Starbucks, Best Buy, Red Lobster, Einstein Bros, and many more



### Property Summary

Triple Net Investment Group is proud to present the Olive Garden located on 1716 S 46th St, Rogers, AR. The Tenant Olive Garden initially signed a 15 year NNN Lease which Commenced on August 2015, leaving over 7 years remaining on the lease. The Olive Garden is situated on 1.84 Acres of land and has a building size of 4,198 Sq ft. This location features strong demographics with an estimate of 134,630 population and 49,311 Household count in a 5 miles radius. Also an Average Household income of \$129,455 - in a 1 mile radius. This dense retail corridor has many national tenants such as Home Depot, Target, Walgreens, Starbucks, Best Buy, Red Lobster, Einstein Bros, and many more

## Property Information

<b>Tenant</b>	<b>Olive Garden</b>
<b>Property Address</b>	<b>1716 S 46th St, Rogers, AR</b>
<b>Land Size</b>	<b>1.84 acres</b>
<b>Building Size</b>	<b>4198 sf</b>
<b>Purchase Price</b>	<b>\$4,224,545.45</b>
<b>Cap Rate</b>	<b>5.5%</b>
<b>NOI in August 2023</b>	<b>\$232,350.00</b>
<b>Rent Commencement Date</b>	<b>August 2015</b>
<b>Lease Term</b>	<b>15 Years</b>
<b>Term Remaining</b>	<b>7.5 Years</b>
<b>Options</b>	<b>3 – 5 Year Options</b>
<b>Rent Increase</b>	<b>1% rent increase annually with 3 five year option</b>





## About the Tenant:

Olive Garden is a casual dining restaurant specializing in Italian-American Cuisines with an extensive menu that is changing and expanding. First Olive Garden opened in Orlando, Florida in 1982- since then there are over 875 Locations making it the leading Italian restaurant chain.

Olive garden is a subsidiary of Darden Restaurants. Darden Restaurants has an investment-credit rating of S&P “BBB” and operated over 1,800 restaurants. Olive Garden makes up to \$4.3 Billion in revenue in the recent fiscal year accounting for nearly half of Darden Restaurants total revenue.

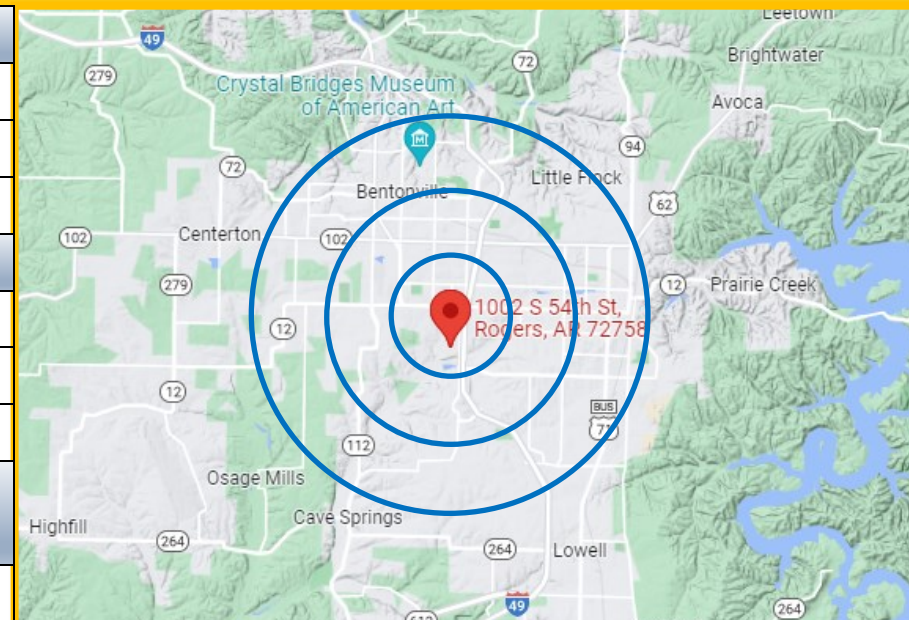








Population	1 Mile	3 Mile	5 Mile
2027 Projection	3,138	60,993	159,836
2022 Estimate	2,659	51,702	134,630
2010 Census	1,912	37,396	89,869
Households	1 Mile	3 Mile	5 Mile
2027 Projection	1,321	22,964	58,522
2022 Estimate	1,121	19,475	49,311
2010 Census	822	14,062	32,791
Average Household Income	1 Mile	3 Mile	5 Mile
	\$129,455	\$105,761	\$102,223



Robert Gamzeh, Managing Director  
Triple Net Investment Group Inc.  
11140 Rockville Pike | Suite 480 F  
Rockville, MD 20852  
Tel: (202)361-3050  
Email: info@ninnig.com

Broker of Records  
Wes Martin  
Hathaway Group  
2100 Riverdale Rd #2100  
Little Rock, AR 72202

